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12 *Attorneys for Plaintiff HSBC Bank and Cross-defendant Nationstar Mortgage LLC*

13 **UNITED STATES DISTRICT COURT**

14 **DISTRICT OF NEVADA**

15 HSBC BANK, NATIONAL ASSOCIATION,  
16 AS TRUSTEE FOR STRUCTURED  
17 ADJUSTABLE RATE MORTGAGE LOAN  
18 TRUST 2004-12

19 Case No.: 2:15-cv-01259-JAD-PAL

20 **JOINT STIPULATION AND ORDER TO  
21 LIFT STAY**

22 Plaintiff,

23 vs.

24 STRATFORD HOMEOWNERS  
25 ASSOCIATION; SFR INVESTMENTS POOL  
26 1, LLC; DOE INDIVIDUALS I-X, inclusive,  
and ROE CORPORATIONS I-X, inclusive,

27 Defendants.

28 SFR INVESTMENTS POOL 1, LLC a Nevada  
29 limited liability company,

30 Counter-Claimant

31 vs.

32 HSBC BANK NATIONAL ASSOCIATION AS  
33 TRUSTEE FOR STRUCTURED  
34 ADJUSTABLE RATE MORTGAGE LOAN  
35 TRUST 2004-12; U.S. BANK NATIONAL  
36 ASSOCIATION AS TRUSTEE FOR THE  
37 HOLDERS OF TERWIN MORTGAGE TRUST  
38 2004-18SL, ASSET-BACKED CERTIFICATES  
39 TMTS SERIES 2004-18SL; NATIONSTAR  
40 MORTGAGE, LLC, a Delaware limited liability  
41 company, SHU QIONG XU, an individual

42 Counter-Defendant/Cross-Defendants,

1 Plaintiff/Counter-defendant HSBC Bank, National Association, as Trustee for the Structured  
2 Adjustable Rate Mortgage Loan Trust 2004-12 (**HSBC**), Counter-defendant Nationstar Mortgage,  
3 LLC (**Nationstar**), Defendant Stratford Homeowners Association (**Association**), and  
4 Defendant/Counterclaimant SFR Investments Pool 1, LLC (**SFR**) stipulate to lift the stay imposed  
5 by this court on August 17, 2016.

6 1. The court entered an order staying this case pending resolution of *Bourne Valley*  
7 *Court Trust v. Wells Fargo Bank*, N.A. 832 F.3d 1154 (9th Cir. 2016), on August 17, 2016. (ECF  
8 No. 64) HSBC and Nationstar moved to lift the stay on January 20, 2017 (ECF No. 66). The court  
9 denied the motion without prejudice based on the pending petitions for certiorari.

10 2. The Supreme Court denied the petitions for certiorari and the parties agree that the  
11 basis upon which this matter was stayed has been satisfied.  
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1           3. The parties will file their proposed discovery plan and scheduling order within  
2 twenty-one (21) days after the entry of the order lifting the stay.

3  
4 **LEACH KERN GRUCHOW ANDERSON SONG**  
Dated this 1st day of April, 2019.

5           */s/ Sean L. Anderson*  
6 SEAN L. ANDERSON, ESQ.  
Nevada Bar No. 2759  
7 T. CHASE PITTSNABARGER, ESQ.  
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9 *Attorneys for Defendant Stratford Homeowners  
Association*

AKERMAN LLP  
Dated this 1st day of April, 2019.

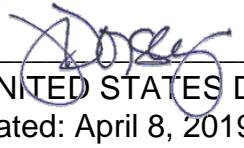
*/s/ Thera A. Cooper*  
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defendant Nationstar Mortgage LLC*

11           **KIM GILBERT EBON**  
12 Dated this 1st day of April, 2019.

13           */s/ Diana Cline Ebron*  
14 DIANA CLINE EBON, ESQ.  
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15 JACQUELINE A. GILBERT, ESQ  
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17           *Attorney for SFR Investments Pool 1, LLC*

19           **IT IS SO ORDERED.**

21             
22           UNITED STATES DISTRICT JUDGE  
Dated: April 8, 2019.